

MINUTES
Belle Isle Park Advisory Committee Meeting

Thursday, October 21, 2021

Location: Teleconference

Meeting called to order at 9:01 a.m.

A Quorum was established.

PRESENT FOR BIPAC

Attending remotely:

Chair Michele Hodges; Grosse Pointe, Michigan

Bud Denker; Johns Creek, Georgia

Sommer Woods; Detroit, Michigan

Michael Curis; Detroit, Michigan

EXCUSED ABSCENCES

Rev. Lonnie Peek

Brad Dick

Brian Barnhill

DNR STAFF PRESENT

Ron Olson, Chief

Karis Floyd

Joel Thomas

Amanda Treadwell

Scott Pratt

Linda Walter

Lt. Todd Szyska

Mike Terrell

Darlisa Terrell

Griselda Trevino

Ashley Jackson

Mia Moore

Barbara Graves

OTHERS PRESENT

Lance Courtier, MSP

Bill Schreck, MDOT

Henry Goitz, Friends of Detroit Rowing

Todd Platt, Friends of Detroit Rowing

Ayo Thomas, Belle Isle Conservancy

Aly Melnik, Belle Isle Conservancy

REVIEW AND APPROVAL OF MINUTES

Approval of Minutes for September 23, 2021:

Moved by: **Bud Denker**

Seconded by: **Sommer Woods**

mParks Community Service Award Presentation to Bud Denker

Linda Walter, Director, Outdoor Adventure Center and mParks board member, presented Bud Denker with the Michigan Recreation and Parks Association Community Service Award for his commitment to the City of Detroit and Belle Isle.

Boat House Update

Todd Platt and Henry Goitz gave an update on the boat house (presentation attached). The committee would like PRD to navigate this process and report back to them next month about a resolution on a structure.

Grand Prix Update

Bud Denker updated the committee on Penske's intention to move the Grand Prix back to the streets of downtown Detroit starting in 2023 and through 2025. They should have a vote from the Detroit City Council soon, and he is hoping to bring back the results at the next meeting.

GENERAL UPDATES

Ron Olson, DNR Parks and Recreation Chief

October 1 commenced the '22 fiscal year. Waiting to hear on the progress for the infrastructure package presented to the legislature.

Park Update – Karis Floyd, Park Manager

- Reminded everyone that the park amenities are being winterized. Bus Stop 7 and the Casino restrooms will be open, and the mowers are being stored.
- They have hired two new rangers, Taylor Richards and Keith Foster, who will be starting November 1.
- Introduced new Park Supervisor, Joel Thomas, who comes from Golden State Park in San Francisco. Joel said Golden Gate Park was born out of a similar era as Belle Isle Park and holds the same uniqueness as other urban parks. Now that he is here and sees the passion that flows into the park, he is honored and humbled to be part of the team. Everyone welcomed him.

Law Enforcement Update - Lt. Todd Szyska, DNR Law Division and Lance Courtier, MSP

- They are in staff reduction hours for the winter, but both departments are still providing 24-hour coverage 7 days a week.
- Asked for people to be respectful as concrete is being poured. Some visitors decided to put their mark in the concrete, thus, had to be redone.
- MSP appreciates the partnership with the DNR officers and are looking forward to the next season.

Infrastructure Update - Amanda Treadwell, Urban Field Planner (see attachment)

Stakeholder Update – Ayo Thomas, Belle Isle Conservancy

- The Belle Isle Nature Center has outdoor programming that is continuing on Fridays and Saturdays, and it includes Nature at Night walks. You must pre-register to participate: <https://belleislenaturecenter.detroitzoo.org>

- The Belle Isle Boat House had 2 successful events, the Beerfest on October 6, and Bourbon Fest on October 16.
- The Junior, Masters and open teams earned medals in 14 different events.
- The Dossin Great Lakes Museum will host the 22nd Lost Mariners Remembrance on the Great Lakes November 10 from 6 - 8 p.m. and will consist of a lantern vigil - Fitzgerald Anchor followed by a live honor guard escort to the Detroit River. Tickets can be purchased at: <https://detroithistorical.org>.
- The Belle Isle Aquarium as well as the Anna Scripps Whitcomb Conservatory is excited to bring in new volunteers for the first time since COVID quarantine. If interested, please visit <https://belleisleconservancy.org>.
- In person field trips have resumed at the Belle Isle Aquarium.
- There are 22 fairy doors located at the park that tell the story of Belle Isle Park.
- DPSCD 2nd graders will be able to learn about the wonders of plant life by visiting the Conservatory and seeing the real-life habitat courtesy of the Cultural Passport program.

Michele Hodges, Belle Isle Conservancy

- Thanks to everyone that contributed to the very successful Polish the Jewel Luncheon held at the Roostertail.
- Confirmed a private pledge of \$2.5 million for the Anna Scripps Whitcomb Conservatory dome and it is hoped the stimulus funds will provide the remaining project cost.
- Michigan Natural Resources Trust fund held their annual meeting in Detroit, and they were taken on an extensive bus tour. There have been 7 projects awarded between 2015-2020. \$2.1 million dollars has been awarded allowing for \$5.5 million dollars to be leveraged in conjunction with the awarded money. It has impacted and supported a myriad of projects that have been completed on the island.

PUBLIC COMMENT

Michael Betzold expressed his opposition to the Grand Prix race on Belle Isle and also expressed that committee members are a conflict of interest when supporting the race.

COMMITTEE COMMENTS

Bud Denker thanked Michele, Ron, Karis, and the team for their work.

Michael Curis asked the DNR to step up and help fund some of the repairs to keep the boat house from falling down, and that it needs to be a team solution.

Meeting concluded: 10:55 a.m.

NEXT REGULAR MEETING:
November 18, 2021
9:00 a.m.

FODR Temporary Building Discussion

BIPAC Meeting

October 21, 2021



Friends of Detroit Rowing

A Non-Profit 501 (c)(3) Organization

Contents

- **Current Status – Where Are We in the Solutioning Process**
 - Improving the Situation – Rowing Perspective
 - Current Boathouse & Site Rehabilitation - Initial Steps
 - Longer Term Building and Site Rehabilitation Phasing
- **Temporary Storage Facility Discussion**
 - Rational
 - Size and Design
- **Next Steps**

Where Are We in the Solutioning Process

Prior to diving deeper into the idea of a new boathouse, we were asked to address:

- Current building and site deficiencies for rowing
- How the situation can be improved
- Broader thoughts on rehabilitating the existing building and site

Current Building & Site Deficiencies

Background

- The current building, built in 1902, was **constructed primarily as a clubhouse for the Detroit Boat Club's expanding social activities** - rowing by that time was confined to tight boat bays on the ground level
- With the DBC's departure in 1996, and no longer confined to restricted space, FODR spread its rowing operations throughout the entire building and grounds
 - Shoehorned racing shells into existing boat bays and hallways on ground level
 - Turned former club member grill room and storage areas on ground level into weight training areas
 - Utilize the second level ballroom as an area for ergometer (rowing machine) workouts and STEM education classes
 - Second level dining rooms utilized as multipurpose areas for flexibility/core conditioning
 - Third level accommodates FODR administration, overflow ergometer training and team breakout meeting spaces
 - Many racing shells (out of necessity) stored on racks outside year-round
 - Former sail shed utilized for miscellaneous overflow storage
 - Back of parking lot utilized as a storage yard for trailers, racing shells, sail boats and racecourse gear
- To provide space for event booking's, rowing equipment is inefficiently moved back and forth between levels

Improving the Situation – Rowing Perspective

Objective: Develop an onsite solution for the continuation and growth of rowing operations

Immediate Need:

Storage Facility - New

- Allows racing shells to be moved off outdoor racks and out of the elements
- Provides additional space for growing programming and related equipment
- Additional location for launching boats upstream – improved logistics
- Provides a temporary base of operations as the building and site are tackled

Not addressed is
the need for indoor
rowing tanks

Intermediate Step:

Reimagine & Rehabilitate Ground Level (Current Boathouse)

- Rework/expand boat bays and boat repair area for greater efficiency
- New locker rooms, weight training area, multi-purpose space, storage, etc.

Current Boathouse & Site Rehabilitation - Initial Steps

Objective: Prioritize phases that address the most critical components

Phase One:

Site Stabilization and Remediation

- Removal / stabilization of the pool structures
- Installation of a pumping system
- Import fill, grade and seed

Phase Two:

Building Envelope Stabilization and Remediation

- Roof and exterior wall remediation/restoration
- Installation of new historically appropriate energy efficient windows and doors

Longer Term Building and Site Rehabilitation Phasing

Objective: Later timing for additional fundraising and continued investigation and development of future programming and revenue generating uses

Phase Three:

Interior Building Systems Upgrades

- Installation of new mechanical, electrical, fire protection, specialized kitchen exhaust and elevator systems

Phase Four:

Interior Restoration/Rehabilitation/Renovation

- Historical restoration of character defining spaces
- Remediation and reconstruction of all other interior spaces
- Installation of all final finish materials and devices (floors/walls/ceilings)

Phase Five:

Final Site and Landscape Improvements

- Final landscape and hardscape improvements
- Site lighting installation
- Parking lot improvements

Temporary Storage Facility

Need

- Current Rowing **programing is not contained within existing Boathouse** footprint
- Overflow **equipment is stored outside** and is subjected to environmental damage
- Equipment within Boathouse is also subjected to **damage due to limited space** for storage
- Community outreach and **expansion of programs is limited** due to lack of storage facility (e.g., Youth Learn to Row, STEM, Wayne State Rowing, Detroit Public Schools, etc.)
- **Damage costs are exceeding repair operating budget** causing increased programing fees, limiting access for potential Rowing participants
- **Enables rowing operations to continue** when current Boathouse renovations start, or new boathouse is built

Objective

- Review proposal for construction of a Storage Facility located on Boathouse grounds
- Gain alignment on proposed building location and structure concept
- Secure support in order to move forward with engineering studies

Desired Outcome

- Resolution of Support for building a new storage facility on the selected site (contingent on final design approval)
- Identify additional steps required to proceed

Rational for Temporary Storage Facility



Damage Inside From Ceiling
Concrete Failing



Outside Storage by Small Pool



More Storage by Big Pool



Equipment Stored Outdoors in Back of Parking Lot
(Proposed New Building Site)

Examples of Current Equipment Storage Limitations and Damage

Rational for Temporary Storage Facility



New Boat Pricing

8+	\$48,000
4+ 4x 4-	\$30,000
2x 2-	\$24,000
1x	\$13,000

Current Boathouse

- Current Boat Bays are Too Narrow (120 Years Old Design – Originally Wet Bays)
- Boats are Damage by Scraping Hulls with Riggers Due to Limited Isle Width
- These Isles are 3 Feet Narrower than Recommended
- Twice as Many Shells are Stored in the Boathouse than Recommended.

Rational for Temporary Storage Facility

Current Inventory Value / Replacement Value

Boat Size	Inventory	Replacement (Like Kind)	Stored Outside	Replacement (New)
8s	15	\$158,600	7	\$720,000
4s	16	\$217,100	4	\$480,000
2s	16	\$140,400	5	\$368,000
1x	31	\$211,200	2	\$372,000
Support Equipment (oars, launches, barges, trailers)		\$370,980	Barges & Trailers	\$463,725
		\$1,098,280		\$2,403,725

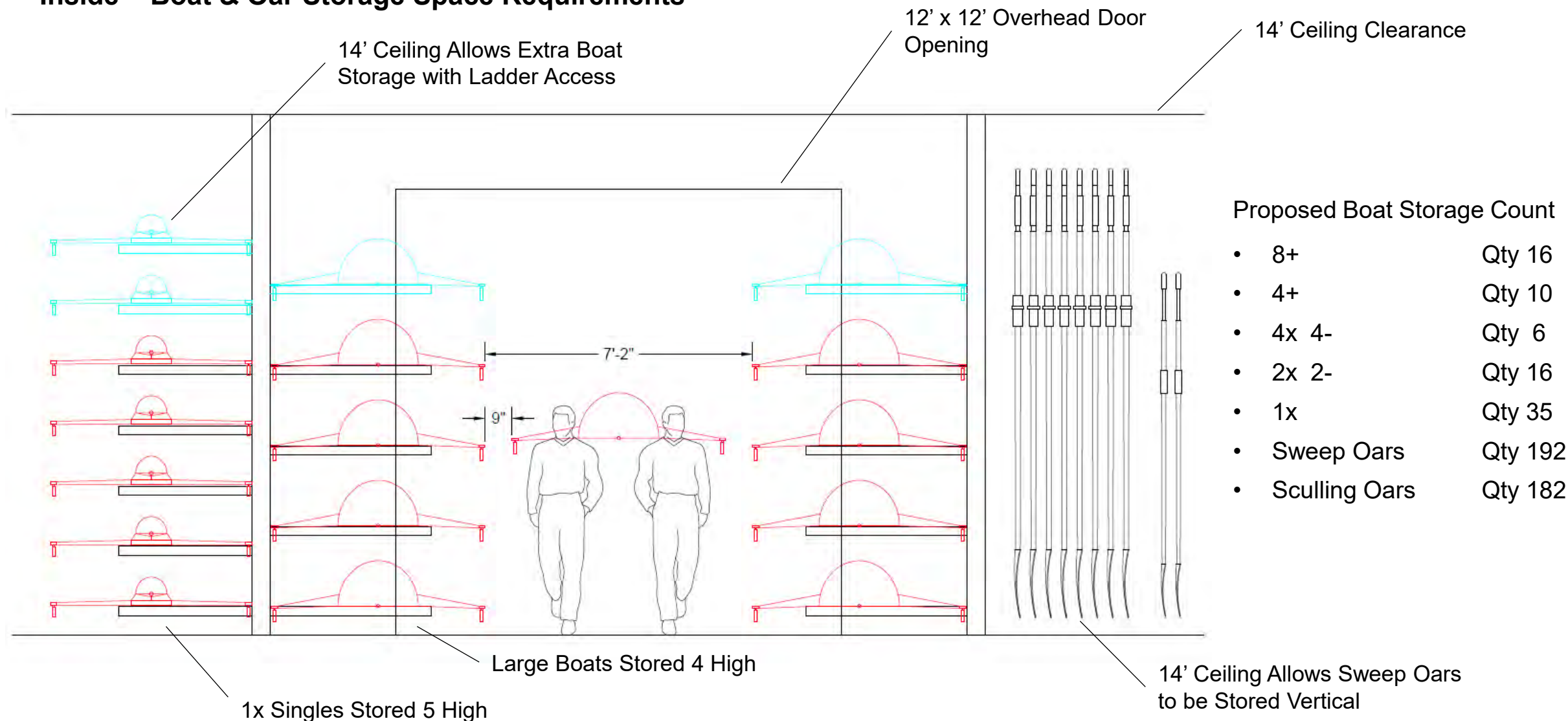
Rational for Temporary Storage Facility



Example of Recommended Spacing in a Modern Boathouse

Size and Design for Temporary Storage Facility

Inside – Boat & Oar Storage Space Requirements



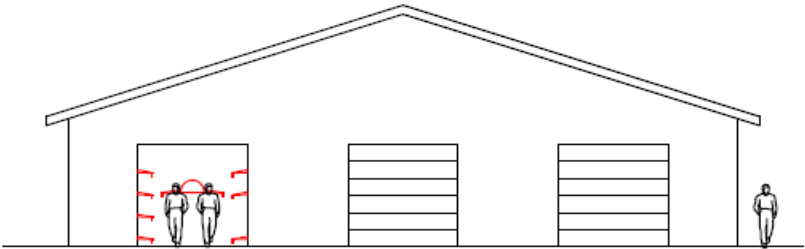
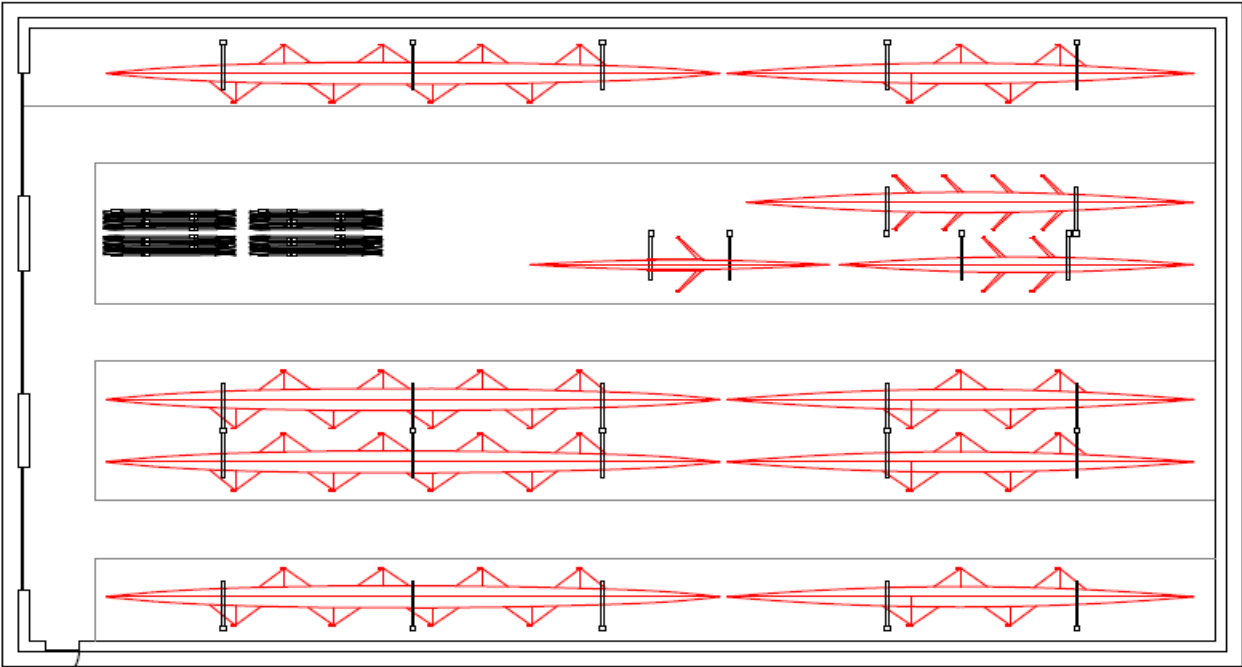
Size and Design for Temporary Storage Facility - A

110' x 62' (6820 Sq Ft)

BOAT STORAGE COUNT

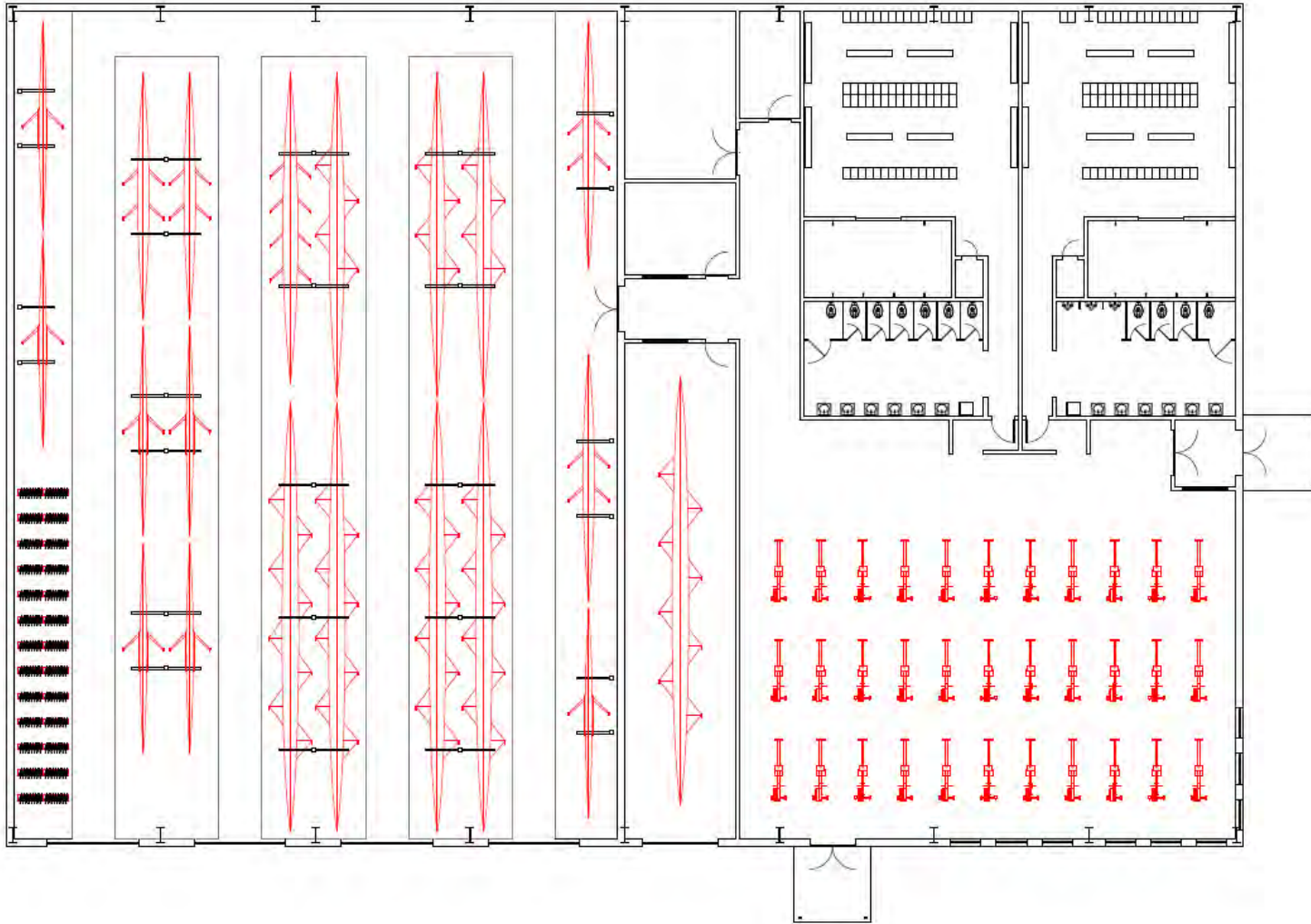
8+	Qty 16
4+ 4- 4x	Qty 20
2x 2-	Qty 4
1x	Qty 5

Sweep Oars	Qty 184
Sculling Oars	Qty 232



Size and Design for Temporary Storage Facility – B

Inside - Storage and Usage Dictates Design



- Non-Heated Boat Storage
- Heated Training and Multi-Use Space
- Utilities – Electrical, Gas, Water & Sewer
- Separate Men's and Woman's Locker Rooms

Restroom Stalls - Qty 7 x 2

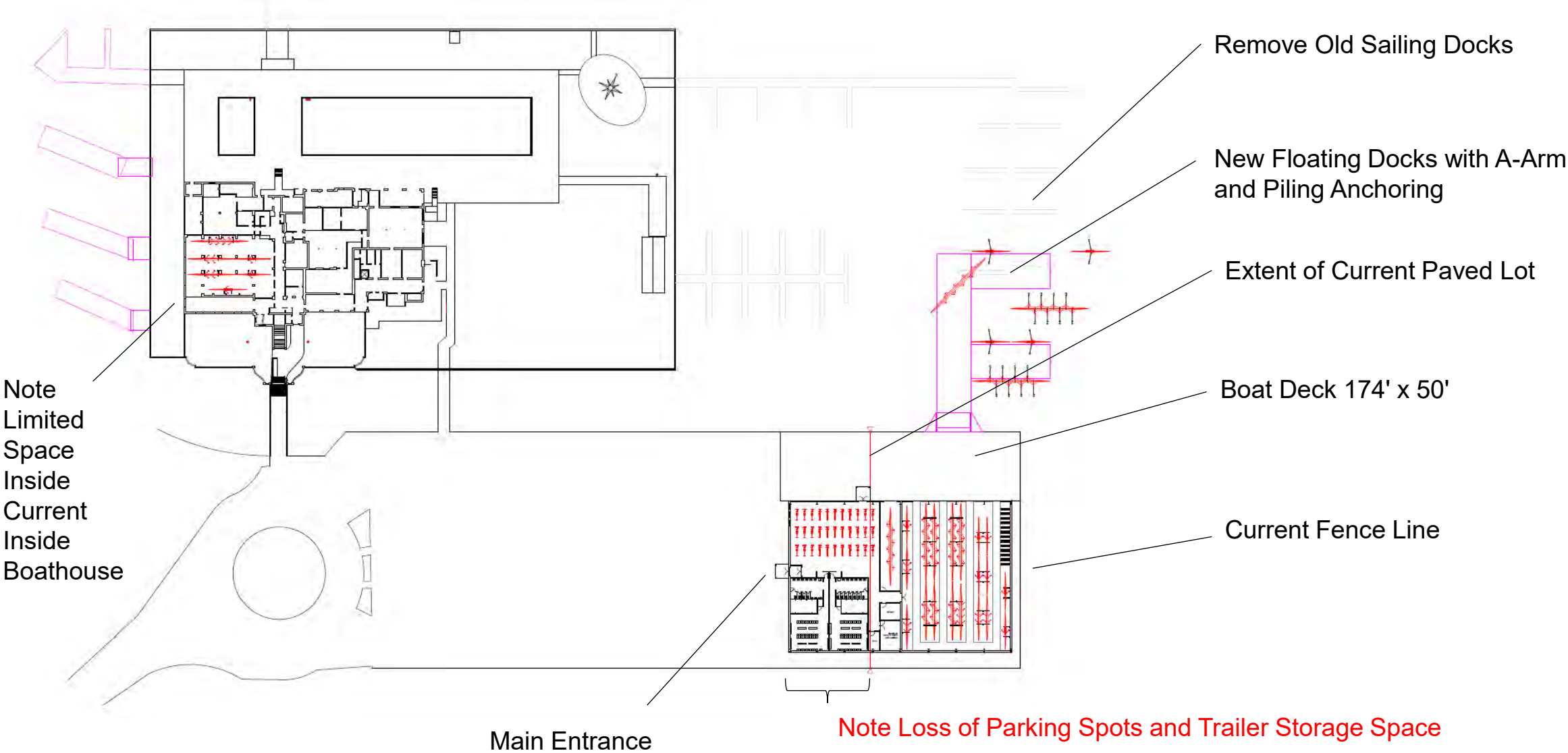
Shower Stalls - Qty 6 x 2

Lockers - Qty 60 x 2 or 120 x 2 if Two Tall

- Erg Training Space - Qty 36 (No Weight Room)
- Boat Repair Shop 65' x 14' (910 Sq Ft)
- Multi-Use Space 65' x 50' (3250 Sq Ft)

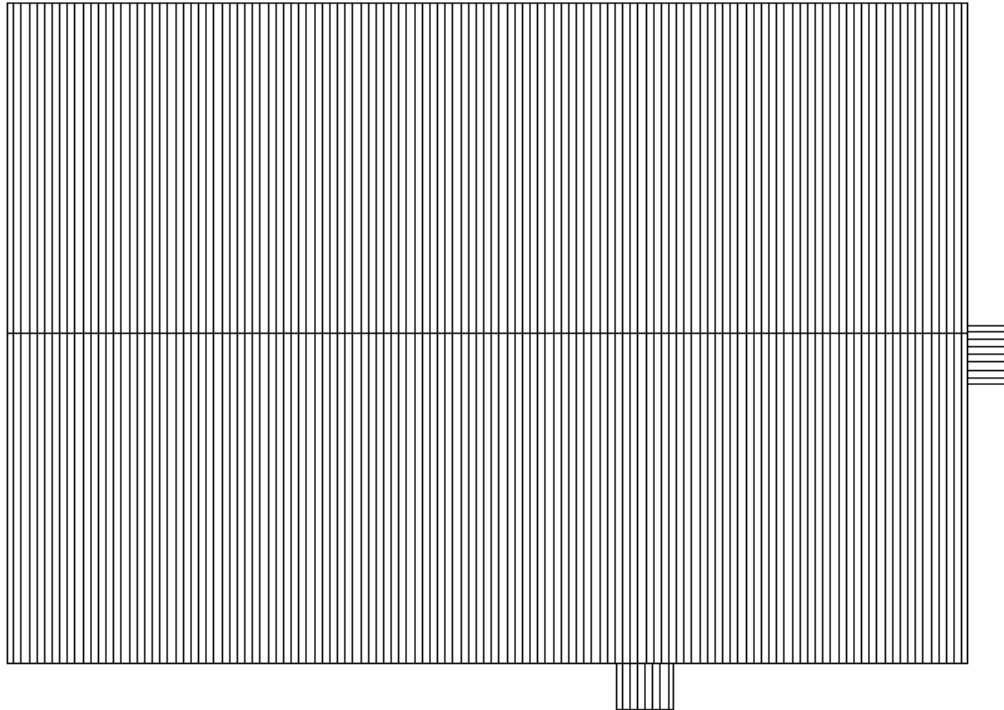
Expanded footprint should rowing operations need to leave the current Boathouse

Location for Temporary Storage Facility - East End of Current Parking Lot



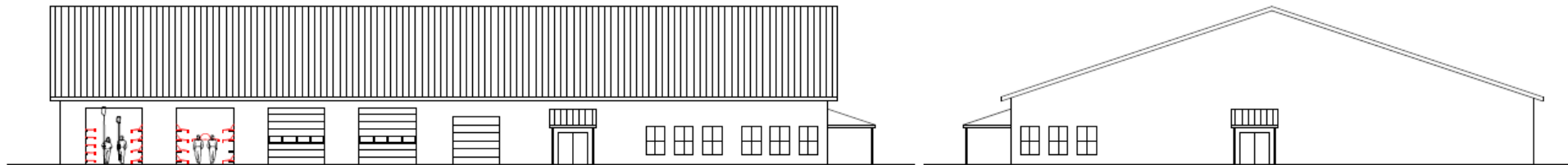
Size and Design for Temporary Storage Facility

Outside - One Story Boathouse Concept



Potential for 162' x 110' Footprint (17,820 Sq Ft)

- 4 /12 Pitch Roof with 24" Overhangs Shown
- 14' Tall Side Walls with 33' Tall Peak
- Steel Frame Clear Span Structure
- Frame Needs to be Supported by Piling
- Poured Concrete Floor with Rat Wall
- Floor at 70" Above Low Water Datum
(Approximately 5" Above Current Parking Lot)
- Building Should Be Flood Resistant

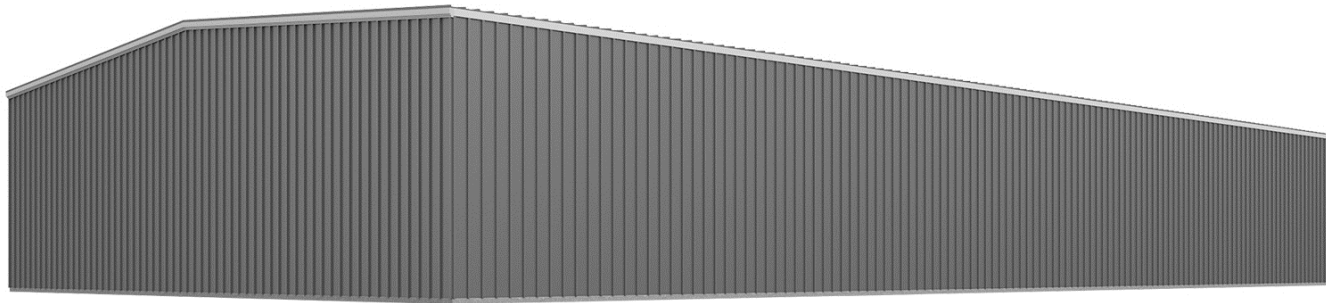
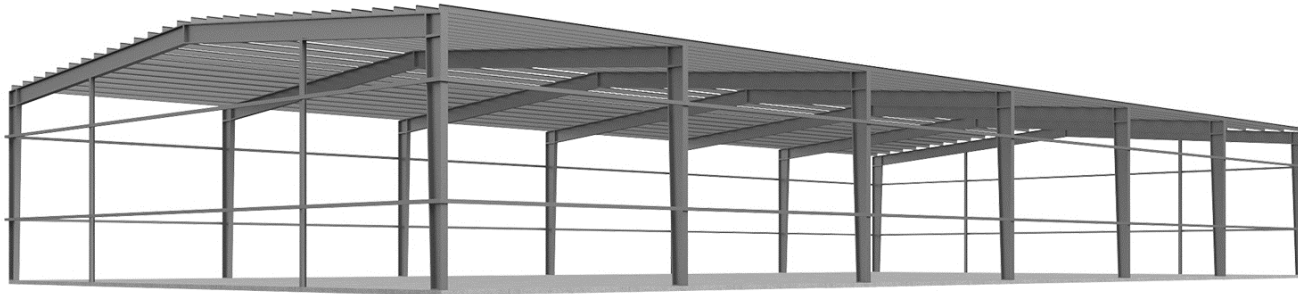


Size and Design for Temporary Storage Facility

Example of Typical Steel Building Construction

162' x 110' Example

- Embrace Internal Structure - Industrial Look
- Steel Roof & Steel Exterior Siding – Low Initial Cost & Maintenance
- Use Standard Overhead Garage Doors



Requests and Next Steps

1. BIPAC Resolution of Support to move forward
2. Complete soil testing to determine compatibility with building loads and design
3. Complete building detailed design study
4. Work with the DNR to identify resources to assist with build
5. Review of final design with all key required stakeholders



Belle Isle Park Infrastructure Update

October 21, 2021 Detroit, MI





DNR Capital Projects: FY 2022

\$1,650,000

State General Funds - \$1,250,000 Grand Prix Event Fees - \$ 400,000

Supplemental Projects

- | | |
|---|-----------|
| 1. Athletic Shelter Roof | \$70,000 |
| 2. Flynn Pavilion | \$135,000 |
| 3. Athletic Complex,
Handball Courts | \$185,000 |
| 4. Belle Isle Aquarium
HVAC & Drainage design | \$75,000 |
| 5. Shelter 19 & 20 Replacement
and ADA Improvements
to Oxbow Restroom | \$200,000 |

New Projects

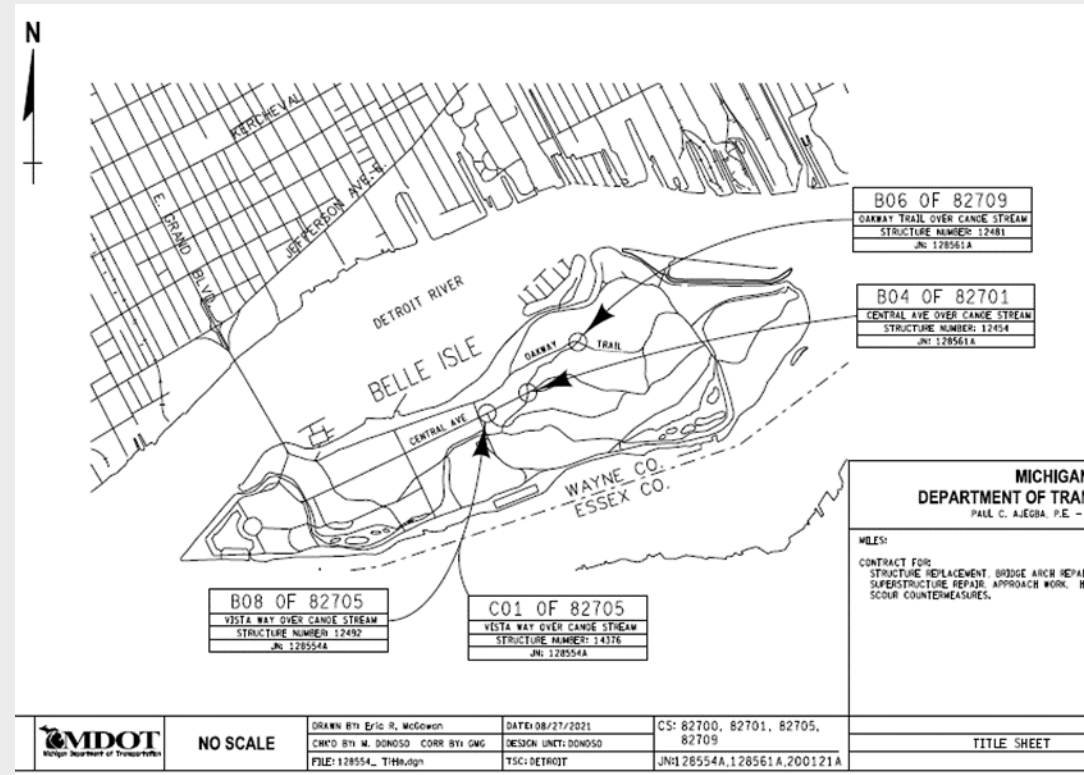
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|--|-----------|
| 6. Hazardous Material Assessment
& Priority Remediation | \$500,000 |
| 7. Shelter #12 Roof and Structural Repairs | \$145,000 |
| 8. Belle Isle Aquarium & Conservatory
New Boiler, Emergency Replacement | \$185,000 |
- \$75,000 Contingency
 - \$80,000 Towards Operations, Traffic management

Belle Isle Park Infrastructure Update, October 2021



Agency Coordination Projects

- DTE completing electric service conversion on East end of park
- Coordinating Bridge Maintenance work scheduled in 2022



MDOT Bridge Maintenance and Replacement scheduled for 2022

Belle Isle Park Infrastructure Update, October 2021



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MDOT Bridge Maintenance and Replacement scheduled for 2022

Belle Isle Park Infrastructure Update, October 2021



Wet-Mesic Flatwoods Habitat Restoration

- Working in Previous Eagle Restricted Area now open to construction activities
- Final Golf Course infrastructure will be removed now, PLD electric turned off
- Contractor to prep removed road areas for planting in November



Soil removed from Tanglewood to prepare for road removal

Belle Isle Park Infrastructure Update, October 2021



Ralph C. Wilson, Jr. Trail Gateway

Construction Status –

- Ribbon Cutting –
rescheduled for spring 2022
- Gateway and gateway sculpture foundation underway, concrete to be poured today
- Work near DYC entrance has started, lane closure in place



Center of plaza area being poured at the Gateway

Belle Isle Park Infrastructure Update, October 2021



Athletic Shelter Roof Replacement

Current 2-Week Progress

- Complete Asphalt Shingle Roof
- Tile shingles to be installed on cupulas and dormer wall
- Fabrication of pinnacles ongoing
- Contractor to start installing Veranda joists



Roof trusses require structural stabilization



Belle Isle Park Infrastructure Update, October 2021



Athletic Shelter Roof Replacement and Veranda Repair



Clay Tile layout



Pinnacle Fabrication



Belle Isle Park Infrastructure Update, October 2021



Athletic Shelter Roof Replacement and Veranda Repair



Veranda and decking repair



Tongue and groove panels primed



Veranda trim being repaired to different degrees

Belle Isle Park Infrastructure Update, October 2021



Athletic Complex Handball Courts

- Steel has been fabricated for wall support structure
- Contractor has schedule work to begin on site 11/16/2021
- Painting will be complete in spring 2022



Rendering for Handball Courts with roof removed

Belle Isle Park Infrastructure Update, October 2021



Park HQ Site Work

- Visitor Parking lot awaiting contractor pricing for additional fill material
- Employee drive being coordinated with future phase 2 of Ralph C. Wilson, Jr. Trail
- PLD poles removed with electric equipment, ATT lines will be relocated from existing poles
- Planting will be coordinated with Anna Scripps Whitcomb Conservatory Horticultural Team



ADA access and paving scheduled for Park HQ

Belle Isle Park Infrastructure Update, October 2021



Belle Isle Aquarium & Anna Scripps Whitcomb Conservatory New Boiler

- New emergency boiler to be installed in the Belle Isle Aquarium
- New boiler will replace remaining 2 boilers
- New boiler to be installed on riser to protect it from flooding



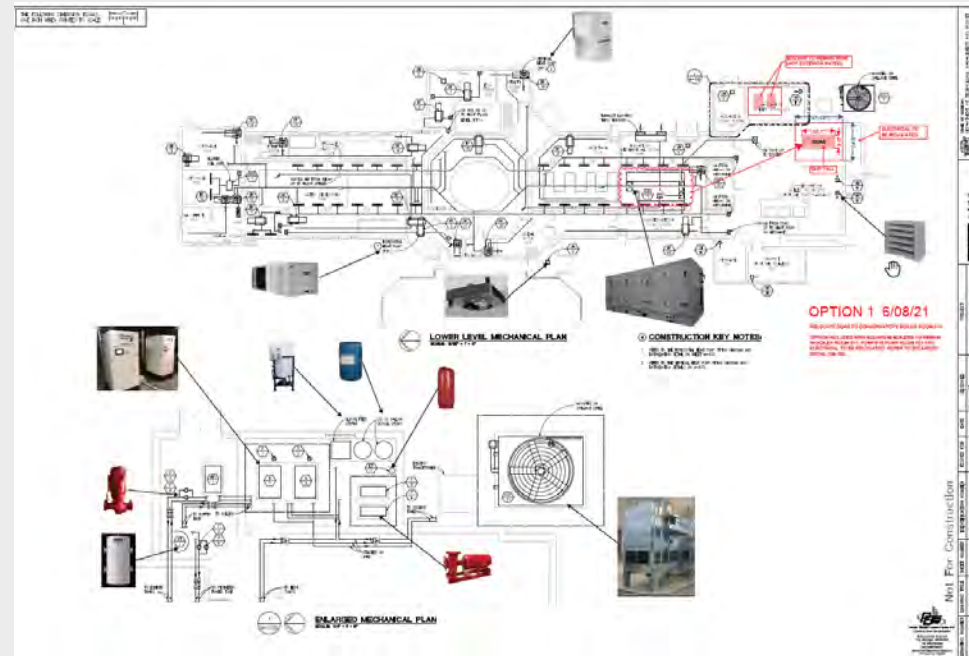
New equipment will be same model as installed in 2019

Belle Isle Park Infrastructure Update, October 2021



Engineering Belle Isle Aquarium HVAC and Flood Management

- Engineering plans for HVAC to add scope of work to address flooding in basement
- DNR and BIC reviewing equipment layout for HVAC system with engineering team to accommodate BIC programming



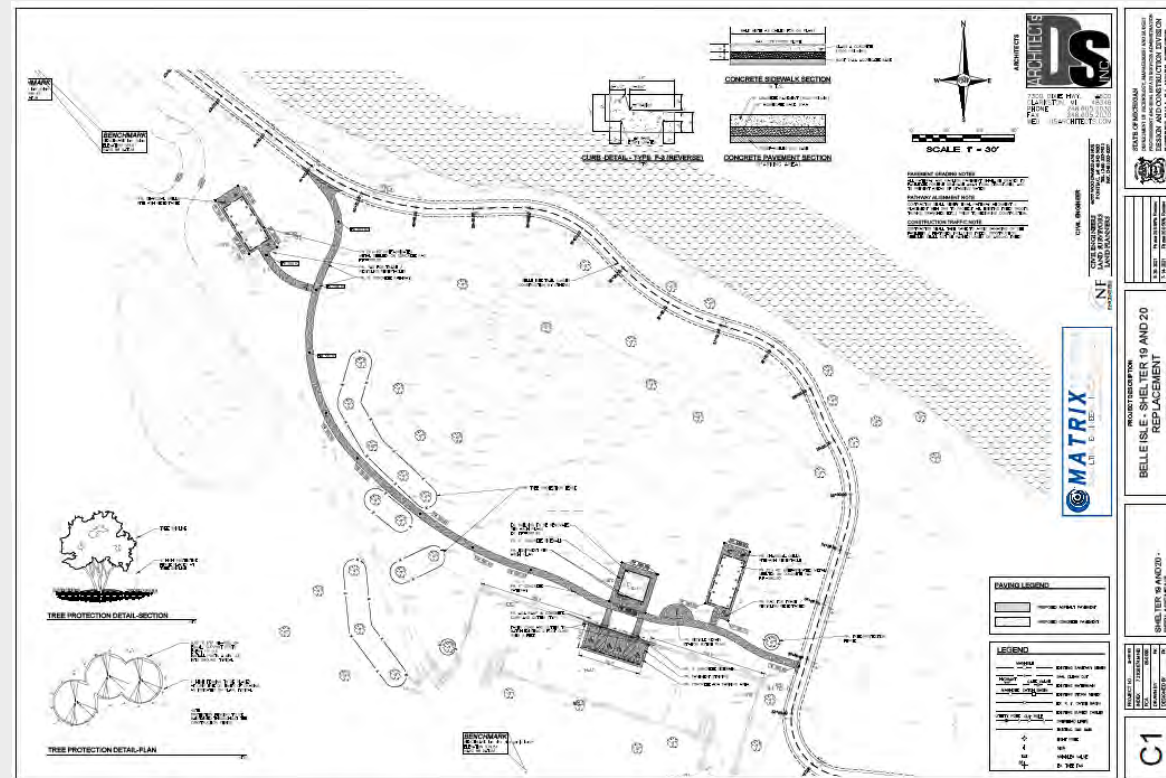
New equipment to be located in boiler room to allow for programming in other areas of basement

Belle Isle Park Infrastructure Update, October 2021



Engineering Oxbow Area Improvements Shelters 19 & 20

- ADA improvements to Restrooms
- Reviewing feasibility of alternative energy for shelter outlets
- Shelter Layout under review



Michigan Natural Resources Trust Fund Improvements for shelters

Belle Isle Park Infrastructure Update, October 2021

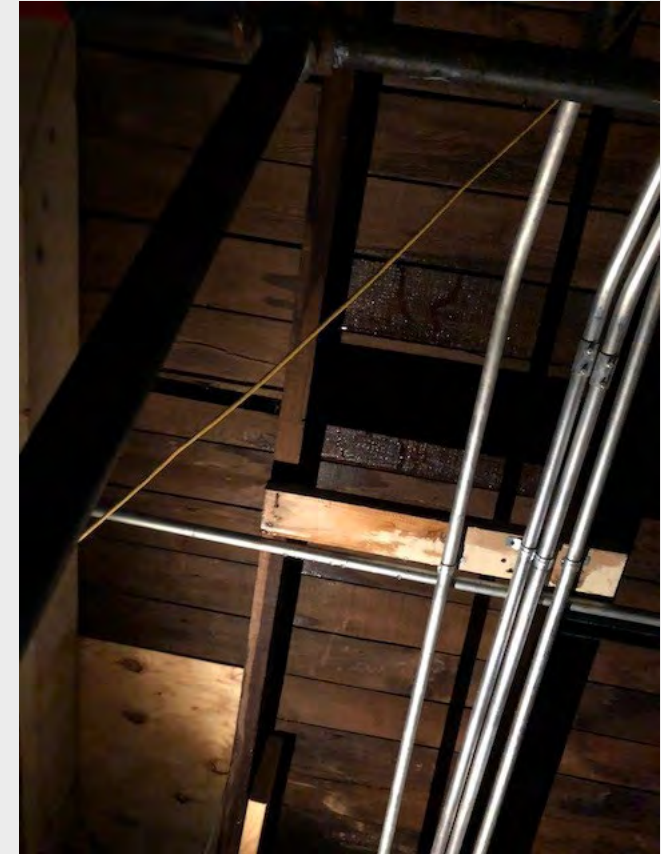


Engineering Casino

- Roof assessment underway to inform basis of needed roof repairs to address leaking roof
- Design build team on board to update elevator service with current equipment and provide long-term solution to replace difficult to maintain system



Casino Roof



Belle Isle Park Infrastructure Update, October 2021



Engineering Scott Fountain

- Consultant presented additional phase 100 inspections recommended to determine condition of concrete
- Investigations required to test behind marble veneer to concrete substrate at stair, upper cascades, and lower cascades
- Concrete at top of mechanical room will also be inspected where concrete has fallen

SAMPLE IDENTIFICATION			
SAMPLE ID	Core No. 1	Core No. 1A	Core No. 2
SAMPLE TYPE	2½ in (70 mm) Diameter Hardened Concrete Cores		
LENGTH	3½ in (89 mm)	1½ in (44 mm)	6½ in (165 mm)

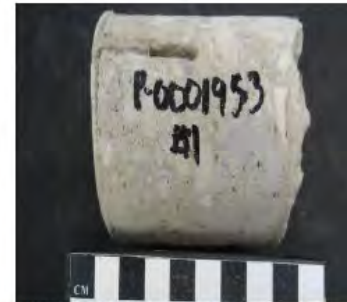


PHOTO NO. 6A: Core No. 1 – Core profile, as received, top surface at left.

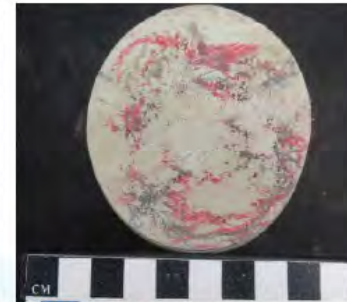


PHOTO NO. 6B: Core No. 1 – Top surface, as received.



PHOTO NO. 7A: Core No. 2 – Core profile with top surface at left. A small amount of original concrete is shown at the right/bottom of the core.



PHOTO NO. 7B: Core No. 2 – Loose/fractured fragments of original concrete at the base of core.

Belle Isle Park Infrastructure Update, October 2021